ALEXANDRIA TOWNSHIP COMMITTEE MEETING MINUTES March 11, 2020

This meeting was advertised in the Hunterdon County Democrat, and notice posted in the

Alexandria Township Municipal Offices and the Alexandria Township Website, (www.alexandrianj.gov) as required by the Open Public Meetings Act.

Meeting Called to order at 7:35 PM.

ROLL CALL:

PRESENT: Mayor Plumer, Committeeman Pfefferle, Committeeman Kiernan, Township

Attorney Dragan ABSENT: None

FLAG SALUTE:

Mayor Plumer led the flag salute.

EMPLOYEE SERVICE AWARD TO ELECTRICAL SUB-CODE KEVIN FLEMING

Mayor Plumer read the attached Proclamation for Electrical Sub-Code Kevin Fleming in honor of his years of service to the residents and the Township.

TOWNSHIP COMMITTEE OVERSIGHT REPORTS:

Mayor Plumer noted that moving forward the Township Committee will only be accepting written oversight reports that will be forwarded to the Township Clerk. These reports will be provided to the Township Committee in their meeting packets and included in the minutes as received. Only topics of importance will be discussed at a Township Committee meeting.

Environmental Commission (EC):

EC Member Freedman noted the following through her written report:

ATEC Report:

The focus was on:

- 4/18 Stream Clean-up
- 4/25 Well Water Testing-The well water test kit pick up will be moved to the entrance of the park due to a lacrosse event scheduled on the same day. If the ground is wet then the pick-up will be scheduled at the DPW garage. There will be a test kit for PFA's that have recently been found in some wells in the Township. The cost of the testing is \$300.00 and the testing must be done by a lab technician who will come to the house to perform the test.
- PFAs issue and 2/27 meeting

PennEast:

Thanks to everyone who intervened - we had over 500 intervenors and crashed FERC's system. The comment period is open until 3/30 - we will sending reminders as well as talking points. They have officially requested that the Supreme Court hear their appeal regarding the taking of state-owned lands.

Open Space/Farmland Preservation Commission:

Open Space/Farmland Preservation Commission Chair Evans questioned why the Township Committee moved forward with utilizing additional Township monies for the preservation of the Peacefield Management property after the Commission voted unanimously not to. Mayor Plumer recused himself from the meeting and Deputy Mayor Kiernan noted that the Township Committee made a decision to increase the Township's contribution by a small amount as this is the largest parcel of land left in the Township to preserve and the cost of \$65, 566.00 was justifiable as the Township has money in the Township Preservation Trust and in the County Preservation Trust. Deputy Mayor Kiernan noted that the Commission did not advise the Township Committee until after Executive Session on March 11th of their decision. The Township Committee met in the middle of the highest cost share option presented.

Aging Coordinator Report:

Linda Harris noted that there is no longer a Thursday social meet up due to lack of attendance. There will be a Volunteer Fair on Thursday, April 2, 2020 from 3-7 PM at the Hunterdon County Administration Complex. Over 20 organizations will be attending and there is a volunteer opportunity for everyone.

Finance Update/Comm. Pfefferle:

Working on budget

DPW/Park & Rec-Comm. Kiernan:

Comm. Kiernan read the following report prepared by DPW Greg Heiser:

February 2020 Road Report

Salt:

Feb. 2 Salted at 5 PM, Two guys back in at 10 to do the high elevations.

Feb. 7 Salted before we left work. It lasted through the night

Roads:

Graded and stoned all dirt roads.

Addressed the hill on Goritz Rd. by Ernie Crouse's house.

Cleaned out the ditch on Shick Rd. It was filled in after the winter of rain.

Cut up and removed trees and limbs on various roads after the winds and rain.

Cut back and trimmed trees in the Stonewick development, also the Maple Springs development. Fixed potholes around the township.

Fixed and replaced various street signs that were damaged. Possibly from trying to be stolen again. Continued on with the GIS mapping of stormwater system.

Parks:

Did garbage twice this month. (4hrs.)

Mulched and trimmed bushes around municipal building.

Maintenance:

Truck #52 had the transmission seal replaced.

Truck #3 had clutch adjusted.

Truck #2 has the motor taken apart. Head gasket was leaking bad. Also needs a radiator, intercooler, clutch among other things.

Trucks #2 and #3 also had new springs put on them. The other sets were cracked in half and falling out. (Stengel Brothers)

Park/Rec Commission Report:

Park/Rec Member Katie Wigness noted that the Commission has supplied the Township Committee with a copy of the Open Space and Recreation Development and Maintenance Plan of Alexandria Township Municipal Park for review. Park/Rec Co-Chair Andrew Niebuhr asked when the handicap porta john will be replaced at the park. There are two porta johns at the park; one at the playground and one near the park barn. The porta john near the park barn has been vandalized twice. Township Clerk/Administrator Bobrowski noted that the vandalized porta john has been removed by Castle Septic until the Township insurance claim for the damage has been settled. Park/Rec Co-Chair Andrew Niebuhr noted that when the porta john returns to have it placed on the grass and have bollards installed around the port johns. Park/Rec Co-Chair Andrew Niebuhr noted that there have been individuals launching parasails at the park and a resident has come to the municipal offices concerned about safety of park patrons. Hermitage Park in Bethlehem Township allows parasailing and has a policy put into place regarding parasailing requirements. A copy of this policy was provided to the Township Committee for review.

Administrator Report:

Clerk/Administrator Bobrowski reported the following:

Below are matters that I have worked on from February 12, 2020 to March 11, 2020:

- Dealt with personnel matters with the Court and Finance Department
- Working with Construction Official Farneski and Twp. Attorney Dragan regarding 536 Woolf Road/Building permit violations.
- Spring Newsletter Finished-Late March/Early April release
- Attended a Statewide Insurance Safety meeting on February 21st regarding safety expectations
 of the Township, DPW, and park. In attendance was DPW Heiser, Patty Jones from Groendyke,
 Bill Ruch of PMA Group, and Carolyn Conboy of Statewide.
- Worked on getting the word out regarding the census. Residents will be receiving a census letter between March 12, 2020 and March 20, 2020. Census Day is April 1st.
- Worked on budget with DPW, Finance and Deputy Clerk Houck for the 1st Budget meeting on February 26th.
- Worked on Insurance Claim for Porta Johns in the park that were damaged.
- Oversaw/assisted in office move on Tuesday, March 4th-Friday, March 6th. Move is about 99.9% complete. Mt. Salem Electric needs to install three additional computer/phone jacks for three desks. Need to purchase one additional computer for the zoning officer and once that is done then one additional desk will be moved into the finance department for Peter.
- Followed up on Frenchtown Care Home Complaint/Fire-Letter was mailed to Attorney.
- Received and finalized complaint in the building department regarding an inspection-Shy Creek Road
- Starting to move forward with the Township Easter Egg Hunt on Friday, April 10th.
- Met with representatives from+ Concord Energy regarding the bid going out for the Township
 and getting literature out to the residents on the program-an article on the subject is in the
 Spring Newsletter.
- Organizing Government Day for April 23rd.

OLD BUSINESS:

• Barn Roof Discussion

The Park/Rec Commission gave copies of the Open Space and Recreation Development and Maintenance Plan of Alexandria Township Municipal Park for consideration. The Plan needs to be part of the submission to the County for a grant application. The cost of the barn roof was quoted at \$240,000.00. The County grant being applied for will be in the amount of \$90,000.00. The Township will utilize the \$100,000.00 set to the side in 2014 and the Alexandria Equestrian Association has raised a little over \$50,000.00 to use towards the barn roof replacement. AEA Member Judy Tucker requested that the Township Committee consider a cushion of money when applying for the County grant in the event that there are unexpected repairs needed while replacing the roof. Comm. Pfefferle noted that the grant will provide a cushion for unexpected costs associated with the roof replacement.

• Auction of Township Properties No update

NEW BUSINESS:

 Assembly Resolution No. 78-Counties and Municipalities urged to create 2020 Census Complete Count Committees

The Township Clerk/Administrator will post on the Township website information to advise residents of the upcoming census and informational fliers have been hung throughout the lobby of the Municipal offices and the Township kiosks.

Dumpster Passes

The Township Committee in 2019 decided to place the dumpster cards in the newsletters that is distributed to the Township residents to save money. The Township website advertised that the dumpster cards were in the newsletter and the newsletter advertised that the dumpster pass were enclosed in that edition. The Township has a policy that has been in effect for several years that there is a charge of \$25.00 for lost/misplaced dumpster cards. Possible changes of the dumpster program were discussed such as continuing with the program that is currently in place, having residents come in and pay for an annual dumpster pass, setting specific dates for the dumpsters, etc.

Coronavirus-Township Protocol

Township Committee discussed options available if the municipal offices are closed to the public. Some options available to hold Township Committee meetings remotely are through Zoom, Facebook Live, etc. The Township will look at shared service options with neighboring Townships: Holland Township, Kingwood Township, Frenchtown Boro, and Milford Boro to assist if an employee becomes ill.

• Increase of the Township Committee Size Mayor Plumer noted that the last time this topic was brought up was in 2009. A petition was filed and the question to increase the Township Committee from 3 members to 5 members was defeated by the voters. Mayor Plumer would like the current Township Committee to think about increasing the size of the current Township Committee as they cannot speak to one another without a meeting or they would be violating the Open Public Meetings Act. If the Township Committee decides to increase in size, no petition would be needed, only a resolution to be given to the County Clerk by August 14th so that the question can be placed on the ballot in November.

CONSENT AGENDA:

All items listed with an asterisk on the agenda "*" are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda

- Note: Resolutions 2020-059, 2020-060, 2020-61, and 2020-062 were removed from the consent agenda.
- Resolution 2020-022 -Appointing Jonathan Drill as COAH Attorney

RESOLUTION 2020-022 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY APPOINTING SPECIAL COUNSEL FOR AFFORDABLE HOUSING AND OTHER MATTERS FOR THE TOWNSHIP OF ALEXANDRIA

WHEREAS, there exists a need to provide the Township of Alexandria with professional services ("professionals") during the period from January 1, 2020 to December 31, 2020; and

WHEREAS, sufficient funds will be made available in the 2020 Municipal Budget of the Township of Alexandria as required by N.J.A.C. 5:30-4, et. seq.; and

WHEREAS, "professional services" are those "rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship and training" (NJSA 40A:11-2), and the professional services required by the Township are "professional services" as heretofore defined, and are excepted from the public bidding requirement pursuant to NJSA 40A: 11-5; and

 Township Professional-Attorney Jonathan Drill, 571 Pompton Avenue, Cedar Grove, NJ 07009

NOW THEREFORE, BE IT RESOLVED by the Township of Alexandria as follows:

- 1. That the Township hereby appoints Jonathan Drill of Stickel, Koenig, Sullivan & Drill, LLC in the State of New Jersey, as the Township Special Counsel for the Township of Alexandria for the period January 1, 2020 through December 31, 2020.
- 2. That this contract is awarded as a Professional Services contract under the provisions of the Local Public Contracts Law.
- The Professional shall supply the Township with Federal Affirmative Action Plan Approval or a State Certificate of Employee Information Report within the time period required by NJAC 17:17. The contract shall contain the Mandatory Affirmative Action Language for Professional Service Contracts as required by NJAC 17:27.
- 4. Each Professional shall comply with the requirements of NJSA 19:44A-20.5 and shall provide a written certification that the Professional has not made a contribution that would bar the award of the contract pursuant to NJSA 19:44A-20.8.
- 5. Fees for 2020 are as follows:

Special Counsel

per hour \$175.00

- 6. The Alexandria Township Chief Financial Officer shall certify that that the amount of, not to exceed \$5,000.00 set by the Township Committee that amount is available in an account numbered **01-201-25-20-020** as of March **11**, 2020 and is sufficient to cover the cost of the contract awarded herein.
- 7. A copy of this Resolution shall be published in the official newspaper as required by law within ten (10) days of its passage.
- Resolution 2020-055 Appointing Keith Grabowski as Electrical Subcode Official

RESOLUTION 2020-055 TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY APPOINTING KEITH GRABOWSKI AS ELECTRICAL SUBCODE OFFICIAL

WHEREAS, the Township of Alexandria is in need of an Electrical Sub-Code Official due to the resignation of Kevin Fleming, Alexandria Township Electrical Subcode Official effective February 27, 2020, and;

WHEREAS, Keith Grabowski is qualified for this position and being recommended for this appointment by Construction Official Farneski and outgoing Electrical Subcode Kevin Fleming, and;

WHEREAS, Keith Grabowski has been employed with Alexandria Township for over 9 years as the electrical inspector and has received certification from the Department of Community Affairs to perform the duties in addition of Electrical Subcode.

WHEREAS, Keith Grabowski will be paid at an hourly rate of \$44.29 as per the 2020 Salary Resolution for this position.

NOW, THEREFORE, BE IT RESOLVED, effective as of March 1, 2020, the Alexandria Township Committee, County of Hunterdon, State of New Jersey appoints Keith Grabowski to the position of Electrical Sub-Code Official. This appointment will take effect immediately upon a motion approval of the Township Committee and Mr. Grabowski is to be paid retroactively for hours worked as the Electrical Sub-Code Official.

Resolution 2020-056 Redemption Refund for B-4, L-7, 344 County Road 579,
 James D. Bissell, Trustee

RESOLUTION 2020-056 TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY REDEMPTION REFUND FOR B-4, L-7, 344 COUNTY ROAD 579, JAMES D. BISSELL, TRUSTEE

WHEREAS, THE Tax Collector has received redemption monies in the amount of \$9,088.39 to redeem Tax Sale Certificate No. 2019-001 for Block 4 Lot 7, 344 County Road 579, Assessed Owner: James D. Bissell, Trustee, was sold on November 8th, 2019; and

WHEREAS, certified funds have been received for redemption of said lien as of February 14, 2020;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, that the Chief Financial Officer be authorized to issue a refund check in the amount of \$9,088.39 and a premium refund check in the amount of \$8,300.00 to: FIG CUST FIGNJ19LLC & SEC PTY, PO Box 54226, New Orleans, LA 70154.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be provided to the Tax Collector and Chief Financial Officer.

• Resolution 2020-057 Acceptance of Tax Collector's 2019 Annual Report

RESOLUTION 2020-057 TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY ACCEPTANCE OF TAX COLLECTOR'S 2019 ANNUAL REPORT

WHEREAS, N.J.S.A. 54:4-91 requires that the Tax Collector shall submit an annual statement of receipts to the governing body.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee, Township of Alexandria, County of Hunterdon, state of New Jersey that the following Collector's Annual Report of Receipts for the Year Ending December 31, 2019, be hereby acknowledged and accepted as submitted.

TAX COLLECTION OFFICE FOR THE YEAR ENDING DECEMBER 31, 2019

Interest	\$41,856.53
2020 Taxes Prepaid	\$124,096.54
2019 Taxes	\$18,348,737.35
2018 Taxes	\$ 167,594.26
Premium	\$36,400.00
Cost of Sale	\$813.20
Duplicate Bill Fees	\$80.00
Total	\$18,719,577.88

 2020-058 Authorizing the Issuance of a Duplicate Tax Sale Certificate Pursuant to Chapter 99 of the Public Laws of 1997

RESOLUTION 2020-058 TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY RESOLUTION AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997

WHEREAS, the Tax Collector of this municipality has previously issued a tax sale certificate to U.S. Bank CUST/EMP IV, CAP ONE which certificate is date September 27,

2011 covering premises commonly known and referred to as Lot 21, Block 39.03 as set out on the municipal tax map then in use which certificate bears number 2011-09.

WHEREAS, the purchaser of the aforesaid tax sale certificate has indicated to the Tax Collector that they have lost or otherwise misplaced the original tax sale certificate and have duly file the appropriate Affidavit of Loss with the Tax Collector, a copy of which is attached hereto.

NOW, THEREFORE, be it resolved by the Mayor and Governing Body of the Municipality of Alexandria Township that the Tax Collector of the municipality be and is hereby authorized, upon receipt of the appropriately executed and notarized Loss Affidavit and the payment of a fee of \$100.00 per certificate, to issue an appropriate duplicate tax sale certificate to the said purchaser covering the certificate lost as previously described all in accordance with the requirements of Chapter 99 of Public Laws of 1997.

BE IT FURTHER RESOLVED that a copy of this Resolution and the Loss Affidavit be attached to the duplicate certificate to be issued to said purchaser and that said duplicate certificate shall be stamped or otherwise have imprinted upon it the word "Duplicate" as required by law.

• 2020-063 Duplicate Tax Sale Certificate Fee

RESOLUTION 2020-063 TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY DUPLICATE TAX SALE CERTIFICATE FEE

WHEREAS, N.J.S.A. 54:5-52.1, has been enacted to allow a municipality the authority to impose a service charge for issuing a duplicate tax sale certificate in the event the original is destroyed or lost.

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the Township of Alexandria, County of Hunterdon, State of New Jersey, hereby authorize the Tax Collector to charge the aforementioned fee at a rate of \$100.00 for a duplicate certificate,

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Chief Financial Officer, the Tax Collector and the Municipal Auditor.

 2020-064 Authorizing the Issuance of Certificates to First Aid and Emergency Medical Agencies Pursuant to the Requirements of the New Jersey Highway Safety Act, N.J.S.A. 27:5F-27

RESOLUTION 2020-064 TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING THE ISSUANCE OF CERTIFICATES TO FIRST AID AND EMERGENCY MEDICAL SERVICE AGENCIES PURSUANT TO THE REQUIREMENTS OF THE NEW JERSEY HIGHWAY SAFETY ACT, N.J.S.A. 27:5F-27

WHEREAS, the New Jersey Highway Safety Act (Act) at N.J.S.A. 27:5F-27 provides that on an annual basis, "the officers of each volunteer and nonvolunteer first aid, rescue, and ambulance squad providing emergency medical service programs shall be responsible for the training of its members and shall notify the governing body of the political subdivision in which the squad is located...that particular applicants for membership...ambulances, and ambulance equipment meet the standards required by this act", and

WHEREAS, the same section of the ACT further requires that "upon receipt of such notification the governing body or person designated shall certify the applicant, ambulances and ambulance equipment as being qualified for emergency medical service programs, and shall issue a certificate to that effect at no charge", and

WHEREAS, the Township Committee wishes to designate the mayor and Clerk as the individuals authorized to issue the certificates required by N.J.S.A. 27:5F-27;

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Alexandria as follows:

- 1.) The preamble to this resolution is hereby incorporated as fully restated herein.
- 2.) The Mayor and Clerk are hereby authorized and directed to issue certificates on behalf of Alexandria Township in accordance with the requirements of N.J.S.A. 27:5F-27, on a form substantially consistent with the draft form attached hereto, or such other form as shall have been approved by the Township Attorney.
- 3.) This resolution shall take effect immediately and the authorization contain herein shall continue in effect until revoked or suspended.
- 2020-065-Authorizing to Hire Ruth Mulligan as a Substitute Court Administrator for the Joint Municipal Court of the Delaware Valley

RESOLUTION 2020-065 TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING TO HIRE RUTH MULLIGAN AS SUBSTITUTE COURT ADMINISTRATOR FOR THE JOINT MUNICIPAL COURT OF THE DELAWARE VALLEY

WHEREAS, the Township of Alexandria is a member of the Joint Municipal Court of the Delaware Valley with Alexandria Township and Frenchtown Borough; and

WHEREAS, the terms of the Agreement have been mutually agreed upon by the

Municipalities and received the approval of the Vicinage 13 Assignment Judge; and

WHEREAS, the Municipal Court requires the services of a Substitute Court Administrator in the absence of appointed Court Administrator; Jacqueline Signorile and

WHEREAS, Alexandria Township is the lead agency and will issues payroll and bill each Township accordingly, and

WHEREAS, the salary for this position is \$ 30.00 per hour flat rate to be compensated based on the calculated percentages for all three towns.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Alexandria, Hunterdon County, in the state of New Jersey that Ruth Mulligan is hired as Substitute Court Administrator for the Joint Municipal Court of the Delaware Valley at an hourly rate of \$30 per hour, flat rate, to be compensated based on the calculated percentages for all three towns, effective upon adoption of this Resolution.

Motion/Roll Call: Comm. Pfefferle made a motion, seconded by Comm. Kiernan to approve the above resolutions on the Consent Agenda.

Roll Call: Aye: Plumer, Kiernan, Pfefferle

Nay: None Abstain: None

Motion Carried

The following resolutions were pulled from the consent agenda and Mayor Plumer recused himself from the meeting while the resolutions were discussed:

 2020-059 Final Approval of Cost Share for Janssen Pharmaceuticals, LLC/Peacefield Management Group, LLC, Block 15, L-10.03-Farm "D"

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to approve Resolution 2020-059.

Roll Call: Aye: Kiernan, Pfefferle

Nay: None Abstain: Plumer

Motion Carried

RESOLUTION 2020-059 FOR FINAL APPROVAL OF COST SHARE FOR JANSSEN PHARMACEUTICALS, LLC/ PEACEFIELD MANAGEMENT GROUP, LLC, BLOCK 15, LOT 10.03 - FARM "D"

WHEREAS, on June 27, 2017, the New Jersey State Agriculture Development Committee (SADC) certified a market value (CMV) of \$10,000.00 per acre for the development easement on property in the Township of Alexandria known as Bl. 15, p/o Lot 10 (now known as Lot 10.03) or "Farm D" consisting of approximately 81.45 +/- acres, with one non-severable exception area totaling approximately 4.0 +/- acres, owned by Janssen Pharmaceutical, LLC (corrected from previous resolution which listed the Owner as Ortho-McNeill Pharmaceutical, Inc. and is referred to herein as "Landowner" or " Janssen") and under contract to purchase by Peacefield Management Group, LLC ("Contract Purchaser"), and for which the Landowner and Contract Purchaser made an individual application to the Hunterdon County Planning Incentive Grant Program; and

WHEREAS, on April 10, 2019, the Township of Alexandria adopted Resolution #2019-058 approving a cost share of approximately \$2,000 per acre, based on the SADC's CMV; and

WHEREAS, by letter dated January 28, 2020, the SADC determined that the applicable CMV will be \$8,000.00 per acre on Farm D based on current market value, and that the property does not qualify for dual appraisal benefits; and

WHEREAS, the development easement on Farm D will consist of: zero Residential Dwelling Site Opportunities (RDSO); zero existing dwellings in the Proposed Easement Area; zero severable exceptions; and one 4-acre non-severable exception limited to one future single-family residential unit; resulting in approximately 76.836 net acres; and

WHEREAS, Hunterdon County bases Farmland Preservation cost share formulas on the CMV certified by the SADC; and

WHEREAS, after consideration, Alexandria Township notified Hunterdon County that it agreed to pay slightly above the CMV in order to raise the per acre value to \$8,225.00 and the County thereafter presented a revised offer to the Landowner; and

WHEREAS, on February 26, 2020, the Landowner accepted the per acre value of \$8,225.00 per acre, conditioned upon all interested parties granting final approval for acquisition of a development easement; and providing for a commitment of funding pursuant to N.J.A.C. 2:76-17.16; and

WHEREAS, after completion of the survey, adjustments for title, survey and other calculations determined by the SADC, the total price being shared by the SADC, County of Hunterdon and Township of Alexandria for the aforesaid development easement is now estimated to be approximately \$631,976.10 for 76.836 acres; and

WHEREAS, Alexandria Township has been advised that its proportionate cost-share toward the revised purchase price of the development easement on Block 15, Lot 10.03 has been determined to be approximately \$136,383.90 which equates to \$1,775.00 per acre x 76.836 acres (reduced from the former cost share amount of \$153,672.00); and

WHEREAS, the CFO has certified the availability of funds from the Township's farmland and open space trust account for the Township's cost share of approximately \$136,383.90 toward the easement purchase.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey:

- 1. Grants and authorizes its final approval to cost-share and fund the purchase of the development easement by the County of Hunterdon on the property owned by Janssen Pharmaceuticals, LLC, known as Bl. 15, Lot 10.03 (previously p/o Lot 10) or "Farm D" in the Township of Alexandria and County of Hunterdon, based on the proportionate cost share calculated by the SADC in the approximate amount of \$136,383.90 (\$1,775 per acre x 76.836 +/- acres = \$136,383.90), after the adjustments made for survey and/or title.
- 2. Funding from Alexandria Township will come from the Township's Farmland/Open Space Trust Fund; the Township's CFO has certified that funds are available. If funding is available through the County of Hunterdon Municipal Grants Fund, the Township authorizes that application may be made for same.
- 3. Payment shall be due on or before the County's closing of the development easement for Block 15, Lot 10.03 and the CFO is authorized to pay the Township's cost share in connection with said closing.
- 4. On behalf of the Township, the Mayor, Deputy Mayor and/or Township Administrator/Clerk, as necessary and applicable, are all hereby authorized to execute any agreements, closing statements, vouchers or other documentation needed to complete and fund the development easement purchase on the above-mentioned property and the Township's cost share of same.

BE IT FURTHER RESOLVED, that the Municipal Clerk is directed to forward certified copies of this Resolution to the Hunterdon County Agricultural Development Board and the New Jersey State Agriculture Development Committee as requested and required.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

 2020-060 Final Approval of Cost Share for Janssen Pharmaceuticals, LLC/Peacefield Management Group, LLC, Block 15, L-10.02-Farm C

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to approve Resolution 2020-060.

Roll Call: Aye: Kiernan, Pfefferle

Nay: None

Abstain: Plumer

Motion Carried

RESOLUTION 2020-060 FOR FINAL APPROVAL OF COST SHARE FOR JANSSEN PHARMACEUTICALS, LLC/ PEACEFIELD MANAGEMENT GROUP, LLC, BLOCK 15, LOT 10.02 FARM "C"

WHEREAS, on June 27, 2017 the New Jersey State Agriculture Development Committee (SADC) certified a market value (CMV) of \$11,000.00 per acre for the development easement on property in the Township of Alexandria known as Bl. 15, p/o Lot 10 (now known as Lot 10.02) or "Farm C" consisting of approximately 75.80 +/- acres, with one non-severable exception area totaling approximately 4.0 +/- acres, owned by Janssen Pharmaceuticals, LLC (corrected from previous resolution which listed the Owner as Ortho-McNeill Pharmaceutical, Inc. and referred to herein as "Landowner" or "Janssen") and under contract to purchase by Peacefield Management Group, LLC ("Contract Purchaser"), and for which the Landowner and Contract Purchaser made an individual application to the Hunterdon County Planning Incentive Grant Program; and

WHEREAS, on April 10, 2019, the Township of Alexandria adopted Resolution #2019-057 approving a cost share of approximately \$2,200 per acre, based on the SADC's CMV; and

WHEREAS, by letter dated January 28, 2020, the SADC determined that the applicable CMV will be \$8,500 .00 per acre on Farm C based on current market value, and that the property does not qualify for dual appraisal benefits; and

WHEREAS, the development easement on Farm C will consist of: zero Residential Dwelling Site Opportunities (RDSO); zero existing dwellings in Proposed Easement Area; zero severable exceptions; and one 4-acre non-severable exception limited to one future single family residential unit; resulting in approximately 70.522 net acres; and

WHEREAS, Hunterdon County bases Farmland Preservation cost share formulas on the CMV certified by the SADC; and

WHEREAS, after consideration, Alexandria Township notified Hunterdon County that it agreed to pay slightly above the CMV in order to raise the per acre value to \$8,762.50 and the County thereafter presented a revised offer to the Landowner; and

WHEREAS, on February 26, 2020, the landowner accepted the per acre value of \$8,762. 50 per acre, conditioned upon all interested parties granting final approval for acquisition of a development easement; and providing for a commitment of funding pursuant to N.J.A.C. 2:76-17.16; and

WHEREAS, after completion of the survey, adjustments for title, survey and other calculations determined by the SADC, the total price being shared by the SADC, County of Hunterdon and Township of Alexandria for the aforesaid development easement is now estimated to be \$617,949.03 for 70.522 acres; and

WHEREAS, Alexandria Township has been advised that its proportionate cost-share toward the revised purchase price of the development easement on Block 15, Lot 10.02 has been determined to be approximately \$136,636.38 which equates to \$1,937.50 per acre x 70.522 acres (reduced from the former cost share amount of \$155,148.40); and

WHEREAS, the CFO has certified the availability of funds from the Township's farmland and open space trust account for the Township's cost share of \$136,636.38 toward the easement purchase;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey:

- 1. Grants and authorizes its final approval to cost-share and fund the purchase of the development easement by the County of Hunterdon on the property owned by Janssen Pharmaceuticals, LLC, known as Bl. 15, Lot 10.02 (previously p/o Lot 10) or "Farm C" in the Township of Alexandria and County of Hunterdon, based on the proportionate cost share calculated by the SADC in the approximate amount of \$136,636.38 (\$ 1,937.50 per acre x 70.522 +/- acres = \$136,636.38), after the adjustments made for survey and/or title.
- 2. Funding from Alexandria Township will come from the Township's Farmland/Open Space Trust Fund; the Township's CFO has certified that funds are available. If funding is available through the County of Hunterdon Municipal Grants Fund, the Township authorizes that application may be made for same.
- 3. Payment shall be due on or before the County's closing of the development easement for Block 15, Lot 10.02 and the CFO is authorized to pay the Township's cost-share in connection with said closing.
- 4. On behalf of the Township, the Mayor, Deputy Mayor and/or Township Administrator/Clerk, as necessary and applicable, are all hereby authorized to execute any agreements, closing statements, vouchers or other documentation needed to complete and fund the development easement purchase on the above-mentioned property and the Township's cost share of same.

BE IT FURTHER RESOLVED, that the Municipal Clerk is directed to forward certified copies of this Resolution to the Hunterdon County Agricultural Development Board and the New Jersey State Agriculture Development Committee as requested and required.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

 2020-061 Final Approval of Cost Share for Janssen Pharmaceuticals, LLC/Peacefield Management Group, LLC, Block 15, L-10-Farm B

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to approve Resolution 2020-061.

Roll Call: Aye: Kiernan, Pfefferle

Nay: None Abstain: Plumer

Motion Carried

. RESOLUTION 2020-061 FOR FINAL APPROVAL OF COST SHARE FOR JANSSEN PHARMACEUTICALS, LLC /PEACEFIELD MANAGEMENT GROUP, LLC , BLOCK 15 , LOT 10 - FARM "B"

WHEREAS, on June 27, 2017 the New Jersey State Agriculture Development Committee (SADC) certified a market value (CMV) of \$6,100.00 per acre for the development easement on property in the Township of Alexandria known as Bl. 15, Lot 10 (remaining lands) or "Farm B" consisting of approximately 81.35 +/- acres, with two non-severable exception areas totaling approximately 9.24+/- acres, owned by Janssen Pharmaceuticals, LLC (corrected from previous resolution which listed the Owner as Ortho-McNeill Pharmaceutical, Inc. and is referred to herein as "Landowner" or "Janssen") and under contract to purchase by Peacefield Management Group, LLC ("Contract Purchaser"), and for which the Landowner and Contract Purchaser made an individual application to the Hunterdon County Planning Incentive Grant Program; and

WHEREAS, on April 10, 2019 the Township of Alexandria adopted Resolution #2019-056 approving a cost share of approximately \$1,220 per acre, based on the SADC's CMV; and

WHEREAS, by letter dated January 28, 2020, the SADC determined that the applicable CMV will be \$4,100.00 per acre on Farm B based on current market value, and that the property does not qualify for dual appraisal benefits; and

WHEREAS, the development easement on Farm B will consist of: zero Residential Dwelling Site Opportunities (RDSO); zero existing dwellings in the Proposed Easement Area; zero severable exceptions; and one 9.24 +/- acre non-severable exception limited to two existing single family residential units; resulting in approximately 71.889 net acres; and

WHEREAS, Hunterdon County bases Farmland Preservation cost share formulas on the CMV certified by the SADC; and

WHEREAS, after consideration, Alexandria Township notified Hunterdon County that it agreed to pay slightly above the CMV in order to raise the per acre value to \$4,327.50 and the County thereafter presented a revised offer to the Landowner; and

WHEREAS, on February 26, 2020, the landowner accepted the per acre value of \$4,327.50 per acre, conditioned upon all interested parties granting final approval for acquisition of a development easement; and providing for a commitment of funding pursuant to N.J.A.C. 2:76-17.16; and

WHEREAS, after completion of the survey, adjustments for title, survey and other calculations determined by the SADC, the total price being shared by the SADC, County of Hunterdon and Township of Alexandria for the aforesaid development easement is now estimated to be approximately \$311,099.95 for 71.889 acres; and

WHEREAS, Alexandria Township has been advised that its proportionate cost-share toward the revised purchase price of the development easement on Block 15, Lot 10 has been determined to be approximately \$60,925.93 which equates to \$847.50 per acre x 71.889 acres (reduced from the former cost share amount of \$77,280.68); and

WHEREAS, the CFO has certified the availability of funds from the Township's farmland and open space trust account for the Township's cost share of approximately \$60,925.93 toward the easement purchase;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey:

- 1. Grants and authorizes its final approval to cost-share and fund the purchase of the development easement by the County of Hunterdon on the property owned by Janssen Pharmaceuticals, LLC known as Bl. 15, Lot 10 (remaining lands) or "Farm B" in the Township of Alexandria and County of Hunterdon, based on the proportionate cost share calculated by the SADC in the <u>approximate</u> amount of \$60,925.93 (\$847.50 per acre x 71.889 acres = \$60,925.93), after the adjustments made for survey and/or title.
- 2. Funding from Alexandria Township will come from the Township's Farmland/Open Space Trust Fund; the Township's CFO has certified that funds are available. If funding is available through the County of Hunterdon Municipal Grants Fund, the Township authorizes that application may be made for same.
- 3. Payment shall be due on or before the County's closing of the development easement for Block 15, Lot 10 and the CFO is authorized to pay the Township's cost share in connection with said closing.
- 4. On behalf of the Township, the Mayor, Deputy Mayor and/or Township Administrator/Clerk, as necessary and applicable, are all hereby authorized to execute any agreements, closing statements, vouchers or other documentation needed to complete and fund the development easement purchase on the above-mentioned property and the Township's cost share of same.

BE IT FURTHER RESOLVED, that the Municipal Clerk is directed to forward certified copies of this Resolution to the Hunterdon County Agricultural Development Board and the New Jersey State Agriculture Development Committee as requested and required.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately

 2020-062 Final Approval of Cost Share for Janssen Pharmaceuticals, LLC/Peacefield Management Group, LLC, Block 15, L-10.01-Farm A

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to approve Resolution 2020-062.

Roll Call: Aye: Kiernan, Pfefferle

Nay: None

Abstain: Plumer

Motion Carried

RESOLUTION 2020-062 FOR REVISED FINAL APPROVAL OF COST SHARE FOR JANSSEN PHARMACEUTICALS, LLC /PEACEFIELD MANAGEMENT GROUP, LLC , BLOCK 15 , LOT 10.01 - FARM "A"

WHEREAS, on June 27, 2017 the New Jersey State Agriculture Development Committee (SADC) certified a market value (CMV) of \$7,000.00 per acre for the development easement on property in the Township of Alexandria known as Bl. 15, p/o Lot 10 (now known as Lot 10.01) or "Farm A" consisting of approximately 75.80 +/- acres, with one non-severable exception area totaling approximately 4.0+/- acres, owned by Janssen Pharmaceuticals LLC (corrected from previous resolution which listed the Owner as Ortho-McNeill Pharmaceutical, Inc. and is referred to herein as "Landowner" or "Janssen") and under contract to purchase by Peacefield Management Group, LLC ("Contract Purchaser"), and for which the Landowner and Contract Purchaser made an individual application to the Hunterdon County Planning Incentive Grant Program; and

WHEREAS, on April 10, 2019 the Township of Alexandria adopted Resolution #2019-055 approving a cost share of approximately \$ 1,300 per acre, based on the SADC's CMV; and

WHEREAS, by letter dated January 28, 2020, the SADC determined that the applicable CMV will be \$5,500.00 per acre on Farm A based on current market value, and that the property does not qualify for dual appraisal benefits; and

WHEREAS, the development easement on Farm A will consist of: zero Residential Dwelling Site Opportunities (RDSO); zero existing dwellings in the Proposed Easement Area; zero severable exceptions; and one 4-acre non-severable exception limited to one existing duplex residential unit, which can be replaced with a duplex residential unit or one single-family residential unit, resulting in approximately 71.530 net acres; and

WHEREAS, Hunterdon County bases Farmland Preservation cost share formulas on the CMV certified by the SADC; and

WHEREAS, after consideration, Alexandria Township notified Hunterdon County that it agreed to pay slightly above the CMV in order to raise the per acre value to \$5,687.50 and the County thereafter presented a revised offer to the Landowner; and

WHEREAS, on February 26, 2020 the Landowner accepted the per acre value of \$5,687.50 per acre, conditioned upon all interested parties granting final approval for acquisition of a development easement; and providing for a commitment of funding pursuant to N.J.A.C. 2:75-17.16; and

WHEREAS, after completion of the survey, adjustments for title, survey and other calculations determined by the SADC, the total price being shared by the SADC, County of Hunterdon and Township of Alexandria for the aforesaid development easement is now estimated to be approximately \$406,826.88 for 71.53 acres; and

WHEREAS, Alexandria Township has been advised that its proportionate cost-share toward the revised purchase price of the development easement on Block 15, Lot 10.01 has

been determined to be approximately \$79,577.13 which equates to \$1,112.50 per acre x 71.53 acres (reduced from the former cost share amount of \$92,989.00); and

WHEREAS, the CFO has certified the availability of funds from the Township's farmland and open space trust account for the Township's cost share of approximately \$79,577.13 toward the easement purchase;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey:

- 1. Grants and authorizes its final approval to cost-share and fund the purchase of the development easement by the County of Hunterdon on the property owned by Janssen Pharmaceuticals, LLC known as Bl. 15, Lot 10.01 (previously p/o Lot 10) or "Farm A" in the Township of Alexandria and County of Hunterdon, based on the proportionate cost share calculated by the SADC in the approximate amount of \$79,577.13 (\$1,112.50 per acre x 71.53 +/- acres = \$79,577.13), after the adjustments made for survey and/or title.
- 2. Funding from Alexandria Township will come from the Township's Farmland/Open Space Trust Fund; the Township's CFO has certified that funds are available. If funding is available through the County of Hunterdon Municipal Grants Fund, the Township authorizes that application may be made for same.
- 3. Payment shall be due on or before the County's closing of the development easement for Block 15, Lot 10.01 and the CFO is authorized to pay the Township's cost share in connection with said closing.
- 4. On behalf of the Township, the Mayor, Deputy Mayor and/or Township Administrator/Clerk, as necessary and applicable, are all hereby authorized to execute any agreements, closing statements, vouchers or other documentation needed to complete and fund the development easement purchase on the above-mentioned property and the Township's cost share of same.
- **BE IT FURTHER RESOLVED,** that the Municipal Clerk is directed to forward certified copies of this Resolution to the Hunterdon County Agricultural Development Board and the New Jersey State Agriculture Development Committee as requested and required.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Note: Mayor Plumer returned to the meeting

ENGINEER'S REPORT:

Township Committee read the attached report for the month of March prepared by Township Engineer Decker. Two items the Township Committee would like to address further with the Township Engineer are:

1.) 2020 NJDOT State Aid Application-Target dates for project. Township CFO Steinberg noted at the February 26th budget meeting that the DPW can utilize contractors through a co-op to save time from needing to go out to bid;

2.) Hemingway Estates-The DPW Foreman has noted that the road is cracking. The Township Engineer has noted in his report that the road in acceptable and a letter will be forthcoming recommending the release of the performance guarantee. The DPW Forema will need to advise the Township if the cracking that can be seen on the road can be fixed cosmetically or if the road would need to be repaved.

APPROVAL OF MINUTES:

- January 8, 2020 Township Committee
- January 8, 2020 Township Executive Session
- February 12, 2020 Township Committee
- February 12, 2020 Township Executive Session

The Township Committee tabled the above meeting minutes for the April meeting.

PUBLIC COMMENT ON GENERAL MATTERS:

Pattenburg Chief Tom Hlansey asked how he could get information on the Township website regarding his squads Easter Breakfast. Township Clerk/Administrator Bobrowski advised Chief Hlansey to forward her any information/events his squad would like on the website or placed in the Township kiosks to her via email.

Park/Rec Commission Member Katie Wigness asked the Township Committee if they had an opportunity to read the park maintenance plan she drafted. The Township Committee took a few minutes from the meeting to read the plan that was presented to them. Comm. Pfefferle made a motion, seconded by Comm. Kiernan to approve the park maintenance plan as drafted.

Roll Call: Aye: Kiernan, Pfefferle, Plumer

Nay: None Abstain: None

Motion Carried

CORRESPONDENCE/ANNOUNCEMENTS:

- ALEXANDRIA TOWNSHIP CELEBRATES NJ LOCAL GOVERNMENT WEEK ON APRIL 23rd from 5:00 PM-7:00 PM- SAVE THE DATE!
- Official U.S. Census day is April 1, 2020, but most households will be receiving a
 letter from the Census Bureau between March 12th and March 20th. New Jersey
 is stressing the importance of participating in the census, and residents are being
 encouraged to do so. Federal funding for social programs, transportation, public
 safety, and health insurance are directly tied to the census, as is New Jersey's
 representation in congress. A flyer and frequently asked questions document can

be found on the Township website to encourage participation. It includes what residents will, and will not, be asked, and assures them that their responses are protected by law. In New Jersey, everyone counts!

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to go into Executive

Session. (8:54 PM)

1.

2.

Roll Call: Aye: Plumer, Pfefferle, Kiernan

Nay: None **Abstain: None**

Motion Carried

Open Public Meetings Act RESOLUTION- Executive Session

WHEREAS, N.J.S.A. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE, BE IT RESOLVED by the Township of Alexandria, County of Hunterdon, State of New Jersey, as follows:

> The public shall be excluded from discussion of the hereinafter specified subject The general nature of the subject matter to be discussed is as follows: A confidential or excluded matter under Federal or State Law or Court Rule. A matter involving information that may impair the Township's rights to receive funds from the United States Government. A matter constituting an unwarranted invasion of an individual's privacy rights. Collective Bargaining Agreement or negotiation of the Agreement. Matters involving the purchase, lease or acquisition of real property with public funds which it could adversely affect the public interest if discussion were disclosed. Tactics and techniques to protect the safety and property of the public,

including investigations of violations or potential violations of the law.

Pending or anticipated litigation or contract negotiations in which the public body is or may become a party.

Delaware River Tubing

Penn East Pipeline Co. LLC v. Kroese, et. al.

Matters falling within the attorney-client privilege.

Beneduce Vineyards

Personnel matters involving a specific employee or officer of the Township. _X__

Al Steinberg

Finance Department

Union Contract for Review

- Deliberations of the Township occurring after a public hearing that may result in the imposition of a specific penalty or suspension or loss of a license or permit.
- 3. It is anticipated at this time that the above matter will be made public: at the conclusion of the litigation and at such time as attorney client confidentiality is no longer needed to protect confidentiality and litigation strategy.
- 4. The executive session minutes will be placed on file in the township clerk's office, and will be available to the public as provided for by New Jersey law.
- 5. This Resolution shall take effect immediately.

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to return to Public Session (9:41 PM).

Roll Call: Aye: Plumer, Pfefferle, Kiernan

Nay: None Abstain: None

Motion Carried

BILL LIST:

Comm. Kiernan made a motion, seconded by Comm. Pfefferle to approve the March 11, 2020 bill list.

Roll Call: Aye: Plumer, Kiernan, Pfefferle

Nay: None Abstain: None

Motion Carried

The following matters were discussed in Executive Session:

Delaware River Tubing

Applied to the Land Use Board for a site plan amendment.

Penn East

Twp. Attorney Dragan filed an application for the Township to be an Intervenor

Beneduce Vineyards

Reviewed Settlement Agreement prepared by Beneduce Vineyard's Attorney. A special meeting was proposed as there are outstanding items that still need to be addressed such as site plan concerns and outdoor events limitations.

Al Steinberg

Matter to stay in Executive Session

• Finance Department

Will begin advertising for a part-time CFO. Salary will be based on experience. Township Clerk/Administrator Bobrowski will prepare an ad for review by the Township Committee for the next meeting.

Union Contract for Review

Township Clerk/Administrator Bobrowski will send salary attachments from the Union Contract to the Township Committee for review.

MOTION TO ADJOURN

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to adjourn at 10:49 PM.

Roll Call: Aye: Plumer, Pfefferle, Kiernan

Nay: None Abstain: None

Motion Carried

Meeting Adjourned at 10:49 PM.

Respectfully Submitted: Michele Bobrowski, CMC/RMC Township Clerk

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of March 11, 2020 and certify that said Minutes were approved by the Township Committee on the 8th day of April 2020.

Gabe Plumer, Mayor